

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Land Division  
Honolulu, Hawaii 96813

August 14, 2015

Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Ref: 02OD-164

OAHU

Consent to Sublease under General Lease No. S-5261 by Sand Island Business Association to Hawaiian Electric Company, Inc. and Hawaiian Telcom, Inc. for Utility Purposes, Sand Island Business Association, Lessee, Sand Island, Honolulu, Oahu, Tax Map Key: (1) 1-5-041: various.

APPLICANT:

Sand Island Business Association (“SIBA”), a domestic non-profit corporation; and  
Hawaiian Electric Company, Inc. and Hawaiian Telcom, Inc. (collectively “Applicants”).

LEGAL REFERENCE:

Section 171-36(a)(6), Hawaii Revised Statutes, as amended.

LOCATION:

Portion of Government lands situated at Sand Island, Honolulu, Oahu, as identified by various tax map key on tax map (1) 1-5-041, as shown on the map attached as **Exhibit A**.

EASEMENT AREA:

7,076 square feet, more or less.

TRUST LAND STATUS:

Section 5(a) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

MASTER LEASE

CHARACTER OF USE:

Industrial purposes.

TERM:

55 years, commencing on July 1, 1992 and expiring on June 30, 2047.

ANNUAL RENTAL:

\$4,908.284.16 due semi-annually.

SUBLEASE

CHARACTER OF USE:

Utility purposes.

TERM OF SUBLEASE:

Co-terminus with the master lease.

SUBLEASE RENTAL:

\$1.00, one-time payment.

RECOMMENDED ADJUSTMENT TO LEASE RENTAL:

Negative Declaration for the Sand Island Industrial Park infrastructure improvements was published in the Environmental Notice on May 23, 1990. Majority of the easements in the subject request were covered in the 1990 publication.

For easements covered in the subject request but not included in the 1990 publication, staff recommends the Board declare those easements exempted from preparation of an environmental assessment in accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on June 5, 2015, Exemption Class No. 3, that states. "Construction and location of single new, small facilities or structures and the alteration and modification of same and installation of new, small, equipment and facilities and the alteration and modification of same." **Exhibit B.**

DCCA VERIFICATION:

SUBLESSOR:

Place of business registration confirmed:	YES <u>  x  </u>	NO <u>  __  </u>
Registered business name confirmed:	YES <u>  x  </u>	NO <u>  __  </u>

Good standing confirmed: YES   x   NO   

SUBLESSEE:

Place of business registration confirmed: YES   x   NO   

Registered business name confirmed: YES   x   NO   

Good standing confirmed: YES   x   NO   

REMARKS:

In 1990, the State and SIBA entered a development agreement in which the latter would develop, including infrastructure, and manage the Sand Island Industrial Park. Eventually, General Lease No. 5261 (“Lease”) was issued to SIBA in 1992.

The Lease defines the infrastructure as roads, utilities, storm and sewer drains, water system, underground electric, telephone and streetlight system. In addition, all infrastructure improvements shall be dedicated to the City and County of Honolulu.

Though the Lease cites the City and County of Honolulu as the agency that will be accepting the dedicated infrastructure improvements, there are other public or private entities responsible for the ongoing maintenance of some of the infrastructure components listed above. The utilities Hawaiian Electric Company, Inc. and Hawaiian Telcom, Inc. are two such entities. Land Division is working SIBA regarding the appropriate dedication of improvements to the respective entities/agencies. Today’s request pertains to the electrical and telecommunication lines at the industrial park.

SIBA and the Applicants executed a document titled, “Non-Exclusive Lease of Easement” (**Exhibit C**). Typical insurance and indemnification provision protecting the State’s interest are included in the document.

Staff did not solicit comments from other agencies on the subject request as it is regarding compliance with an obligation under the lease. A recent site inspection conducted by the staff did not reveal any compliance issues. Staff has no objection to the request.

Staff will bring other requests regarding dedication of other infrastructure at a later date.

RECOMMENDATION: That the Board

- A. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, the project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.
- B. Consent to the sublease under General Lease No. S-5261 between Sand Island Business Association, as Sublessor, and Hawaiian Electric Company, Inc. and Hawaiian Telcom, Inc., as Sublessees, subject to any applicable conditions cited

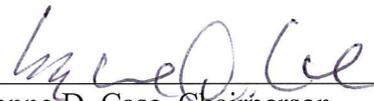
above which are by this reference incorporated herein and further subject to the following terms and conditions:

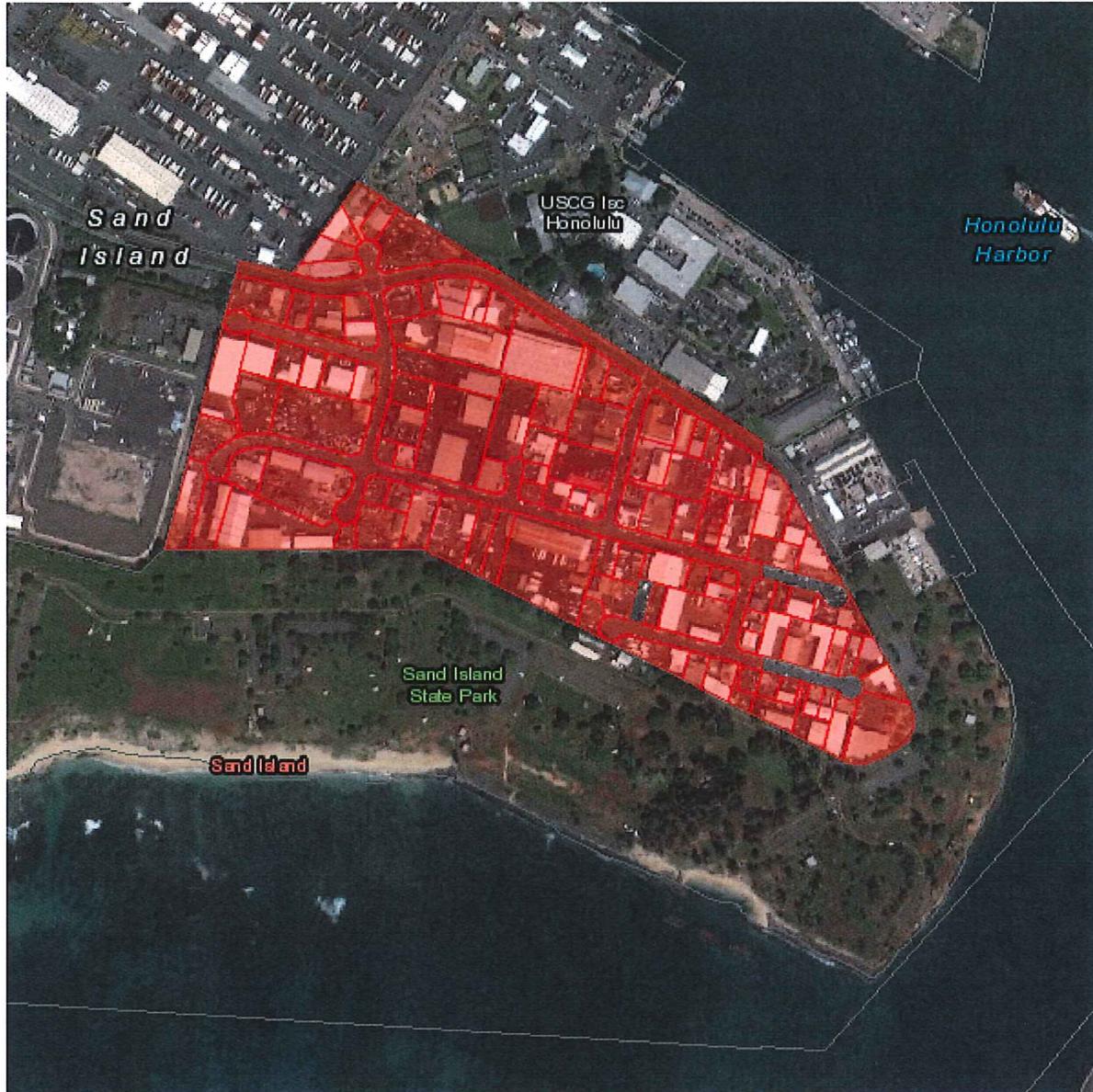
1. The standard terms and conditions of the most current consent to sublease form, as may be amended from time to time;
2. Review and approval by the Department of the Attorney General; and
3. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,

  
\_\_\_\_\_  
Barry Cheung  
District Land Agent

APPROVED FOR SUBMITTAL:

  
\_\_\_\_\_  
Suzanne D. Case, Chairperson



## TMK (1) 1-5-041:Various

Note: The area in red above shows the general area of the Sand Island Industrial Park. Individual tax map keys encumbered by the subject easement are listed in the document attached as Exhibit C of this submittal.

# EXHIBIT A

**EXEMPTION NOTIFICATION**

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR

Project Title: Consent to sublease for utility easement purposes

Project / Reference No.: 02OD-164

Project Location: Sand Island, Honolulu, Oahu Tax Map Key: (1) 1-5-041:various

Project Description: Utility easements

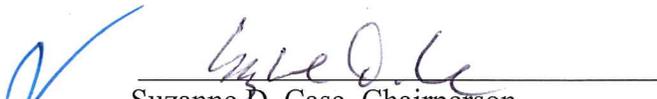
Chap. 343 Trigger(s): Use of State Land

Exemption Class No.: In accordance with the Exemption List for the Department of Land and Natural Resources, approved by the Environmental Council on June 5, 2015, Exemption Class No. 3, that states. "Construction and location of single new, small facilities or structures and the alteration and modification of same and installation of new, small, equipment and facilities and the alteration and modification of same."

The request pertains to some telecommunication and electrical easements installed for the development of the industrial park. While majority of the easements were covered in the 1990 Negative Declaration when the industrial park was developed, there are a few easements that were built subsequent to the 1990 determination. Staff does not anticipate the additional easements will create any additional environmental impact. Therefore, staff recommends the Board declare the project exempting from the preparation of the environmental assessment.

Consulted Parties Not applicable

Recommendation: That the Board find this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.

  
 \_\_\_\_\_  
 Suzanne D. Case, Chairperson  
 Date 7/14/15

**EXHIBIT B**

LAND COURT SYSTEM

REGULAR SYSTEM

After Recordation, Return By:  Mail  Pickup

Hawaiian Electric Company, Inc.  
Survey Division  
P. O. Box 2750  
Honolulu, HI 96840-0001

This document contains 24 pages.

HECO WO# EE000184/JP# 9234-A

TITLE OF DOCUMENT(S):

R/W 1995-043

**NON-EXCLUSIVE LEASE OF EASEMENT**

**PARTIES TO DOCUMENT:**

LESSOR(S): SAND ISLAND BUSINESS ASSOCIATION, a Hawaii non-profit corporation

LESSEE(S): HAWAIIAN ELECTRIC COMPANY, INC., a Hawaii corporation  
HAWAIIAN TELCOM, INC., a Hawaii corporation

DESCRIPTION: Those certain premises situated off Sand Island Parkway, at Kaholaloa, Sand Island, Honolulu, Oahu, being various easements as shown on File Plan 2102 and other survey maps listed on Exhibit "A" and described in Exhibit "B"

Tax Map Keys: (1) See Exhibit "A"  
Address: Sand Island Parkway

**EXHIBIT "C"**

**NON-EXCLUSIVE LEASE OF EASEMENT**

THIS INSTRUMENT, made this 1st day of July, 2015, by and between **SAND ISLAND BUSINESS ASSOCIATION**, a Hawaii non-profit corporation (the "Lessor"), and **HAWAIIAN ELECTRIC COMPANY, INC.**, a Hawaii corporation, whose principal place of business is 900 Richards Street, Honolulu, Hawaii, and whose post office address is P.O. Box 2750, Honolulu, Hawaii, 96840, and **HAWAIIAN TELCOM, INC.**, a Hawaii corporation, whose principal place of business is 1177 Bishop Street, Honolulu, Hawaii, and whose post office address is P. O. Box 2200, Honolulu, Hawaii, 96841 (collectively, the "Lessee"),

**WITNESSETH THAT:**

WHEREAS, the Lessor is the lessee under that certain Master Lease dated July 1, 1992, from the State of Hawaii, Department of Land and Natural Resources, identified as General Lease No. S-5261 (the "Lease"), for certain properties known as the Sand Island Industrial Park, for a term of fifty-five (55) years commencing July 1, 1992;

WHEREAS, the Lessor has requested utility services from the Lessee to serve the lease area;

WHEREAS, to serve the lease area, the Lessee has requested of the Lessor this Non-Exclusive Lease of Easement to provide easement coverage for the Lessee's facilities co-terminus with the Lease;

NOW, THEREFORE, the Lessor, in consideration of the sum of One Dollar (\$1.00) paid to the Lessor, the receipt of which is acknowledged, and of the covenants herein made by the Lessee, leases and conveys unto the Lessee a right and non-exclusive easement to construct, reconstruct, operate, maintain, repair and remove guy wires, anchors, transformer and switchgear vaults, pullboxes, handholes, underground wire lines and such other appliances and equipment as may be necessary for the transmission and distribution of electricity, including all service lines emanating from the main trunk line, to be used for light and power and/or communications and control circuits, including, without limiting the generality of the foregoing, the right (but not the obligation) to trim, keep trimmed, remove, and control any trees and vegetation in the way of its lines, appliances and equipment and a right of entry upon the Lessor's land and appurtenant interests, if any, for the aforesaid purposes, over, under, upon, across and through those certain premises situated off Sand Island Parkway, at Kaholaloa, Sand Island, Honolulu, Oahu, being various easements shown on File Plan 2102, "Sand Island Industrial Park Subdivision," and other survey maps listed on Exhibit "A" and further described in Exhibit "B".

TO HAVE AND TO HOLD the same unto the Lessee, its successors and assigns, for a term commencing July 1, 1992 and continuing to and including June 30, 2047, unless sooner terminated as provided in the Lease.

AND the Lessee hereby covenants and agrees that:

1. **Due Care and Diligence.** It will use due care and diligence to keep the lines, appliances and equipment owned by the Lessee in good and safe condition and repair and will exercise its rights hereunder in a manner that will occasion only such interference with the use of the land by the Lessor and occupants as is reasonably necessary.

**2. Indemnification.** The Lessee will indemnify the Lessor, its tenants and licensees occupying the land affected by this Non-Exclusive Lease of Easement, from any and all damages to the property of the Lessor and such tenants and licensees caused by the Lessee's failure to maintain its lines, appliances and equipment as provided in paragraph (1) above, and will indemnify and hold harmless the Lessor, its tenants and licensees against all claims, suits and actions by whomsoever brought on account of injuries to or death of persons or damage to property caused by the Lessee's failure to observe the covenants contained in paragraph (1) above. At the expiration of the term of this lease of easement, Lessee will peaceably deliver up to State of Hawaii, Department of Land and Natural Resources, all improvements thereon made by Lessee. The obligations herein shall survive the termination of the lease of easement.

**3. Indemnification of State of Hawaii.** Lessee shall maintain its appliances and equipment in a good and safe condition and repair, and shall at all times with respect to the easement area use due care for public safety and agrees to defend, hold harmless and indemnify the State of Hawaii, its officers, agents and employees or any person acting for and on its behalf, from and against all claims or demands for damage, including claims for property damage, personal injury or death, arising on, about or in connection with the easement area, caused directly or proximately by any failure on the part of the Lessee to use the easement area and maintain its appliances and equipment in the easement area in accordance with the terms and conditions of this Indenture, or arising out of or caused by any act or omission of the Lessee.

**4. Insurance.** The Lessee shall procure and maintain, at its own cost and expense, in full force and effect throughout the term of this easement, comprehensive general liability insurance, or its equivalent, with an insurance company or companies licensed or authorized to do business in the State of Hawaii, either directly or through a licensed surplus lines broker or agent with an AM Best rating of not less than "A-" or other comparable and equivalent industry rating, in an amount of at least \$1,000,000.00 for each occurrence and \$2,000,000.00 aggregate, and with coverage terms acceptable to the Chairperson of the Board of Land and Natural Resources. The policy or policies of insurance shall name the State of Hawaii as an additional insured and a copy shall be filed with the State of Hawaii, Department of Land and Natural Resources. The insurance shall cover the entire easement area, including all buildings, improvements, and grounds and all roadways or sidewalks on or adjacent to the easement in the use or control of the Lessee.

The Lessee, prior to entry and use of the easement area or within fifteen (15) days after the effective date of this easement, whichever is sooner, shall furnish the State of Hawaii, Department of Land and Natural Resources (the "State") with a certificate(s) showing the policy(s) to be initially in force, keep the certificate(s) on deposit during the entire easement term, and furnish a like certificate(s) upon each renewal of the policy(s). This insurance shall not be cancelled, limited in scope of coverage, or nonrenewed until after thirty (30) days written notice has been given to the State. The State may at any time require the Lessee to provide State of Hawaii, Department of Land and Natural Resources with copies of the insurance policy(s) that are or were in effect during the easement period.

State of Hawaii, Department of Land and Natural Resources shall retain the right at any time to review the coverage, form, and amount of the insurance required by this easement. If, in the opinion of the State of Hawaii, Department of Land and Natural Resources, the insurance provisions in this easement do not provide adequate protection for the State, the State of Hawaii, Department of Land and Natural Resources may require Lessee to obtain

insurance sufficient in coverage, form, and amount to provide adequate protection. The State of Hawaii, Department of Land and Natural Resources' requirements shall be reasonable but shall be designed to assure protection for and against the kind and extent of the risks which exist at the time a change in insurance is required. The State of Hawaii, Department of Land and Natural Resources shall notify Lessee in writing of changes in the insurance requirements and Lessee shall deposit copies of acceptable insurance policy(s) or certificate(s) thereof, with the State of Hawaii, Department of Land and Natural Resources incorporating the changes within thirty (30) days after receipt of the notice.

The procuring of the required policy(s) of insurance shall not be construed to limit Lessee's liability under this easement nor to release or relieve the Lessee of the indemnification provisions and requirements of this easement. Notwithstanding the policy(s) of insurance, Lessee shall be obligated for the full and total amount of any damage, injury, or loss caused by Lessee's negligence or neglect connected with this easement.

It is agreed that any insurance maintained by the State of Hawaii, Department of Land and Natural Resources will apply in excess of, and not contribute with, insurance provided by Lessee's policy.

IT IS UNDERSTOOD AND AGREED by and between the parties hereto that:

**A. Condemnation.** If at any time any portion of land across, through or within which this easement passes shall be condemned or taken by any governmental authority, the Lessee shall have the right to claim and recover from the condemning authority, but not from the Lessor, such compensation for the damages to the Lessee's easement and right of way and the appliances and equipment owned by, installed and used in connection with this Non-Exclusive Lease of Easement, which shall be payable to the Lessee.

**B. Landscaping.** The Lessor shall install and maintain or cause to be installed and maintained without expense to the Lessee any screening or landscaping of the Lessee's facilities which may now or hereafter be required by law or regulation or governmental agency and will indemnify the Lessee from all loss and liability arising from the breach of this covenant.

**C. Definitions.** All defined terms (words such as Lessor, Lessee, etc.) and pronouns used in the singular shall mean and include the plural and include the masculine, feminine or neuter gender, as the context of this easement shall require. The term "person" shall mean an individual, partnership, association, trust, corporation or other entity as the context may require.

**D. Parties in Interest.** The covenants contained in this Non-Exclusive Lease of Easement shall inure to the benefit of, and be binding upon, the parties and their heirs, personal representatives, beneficiaries, successors and assigns. Each of the parties which constitute the Lessee covenants for itself and not for the other party.

**E. Counterparts.** The parties agree that this instrument may be executed in counterparts, each of which shall be deemed an original, and the counterparts shall together constitute one and the same instrument, binding all parties notwithstanding that all of the parties are not signatory to the same counterparts. For all purposes, including, without limitation, recordation, filing and delivery of this instrument, duplicate unexecuted and unacknowledged

pages of the counterparts may be discarded and the remaining pages assembled as one document.

IN WITNESS WHEREOF the undersigned have executed this instrument as of the day and year first above mentioned.

**SAND ISLAND BUSINESS ASSOCIATION, a**  
Hawaii non-profit corporation

By   
Name: RODNEY KIM  
Title: SECRETARY

Lessor

STATE OF HAWAII )  
 ) ss.  
CITY AND COUNTY OF HONOLULU )

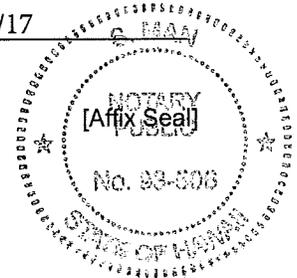
SAND ISLAND BUSINESS ASSOCIATION

On this 1st day of July, 2015, before me personally appeared RODNEY KIM, to me personally known, who, being by me duly sworn, did say that such person(s) executed the foregoing instrument as the free act and deed of such person(s), and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

Doc Date: <u>Not dated at time of notarization</u>	# Pages: <u>24 (twenty four)</u>
Name: <u>S. Man</u>	First Circuit
Doc. Description: <u>NON-EXCLUSIVE LEASE OF EASEMENT</u>	
<u></u>	<u>7/1/15</u>
Signature	Date
NOTARY CERTIFICATION	
[Affix Seal]	

  
Type or Print Name: S. Man  
Notary Public, State of Hawaii

My commission expires: 9/9/17



**APPROVED**  
 Legal Form:  
 HAWAIIAN ELECTRIC LEGAL  
 DEPARTMENT  
 By \_\_\_\_\_  
 Land & Rights of Way  
 By \_\_\_\_\_

**HAWAIIAN ELECTRIC COMPANY, INC.,**  
 a Hawaii corporation

By Susan Li  
 Name: **SUSAN A. LI**  
 Title: **VICE PRESIDENT**

Lessee

STATE OF HAWAII )  
 ) : ss.  
 CITY AND COUNTY OF HONOLULU )

HECO

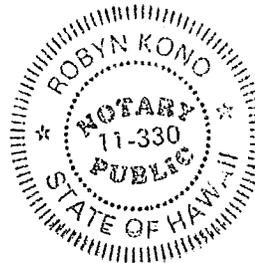
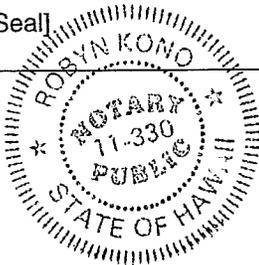
On this \_\_\_\_\_ day of MAR 12 2012, 20\_\_\_\_, before me appeared  
SUSAN A. LI, to me personally known, who, being by me duly sworn,  
 did say that such person is the VICE PRESIDENT of **HAWAIIAN ELECTRIC  
 COMPANY, INC.**, a Hawaii corporation, and that said instrument was signed on behalf of said  
 corporation by authority of its Board of Directors, and said Officer acknowledged said instrument  
 to be the free act and deed of said corporation.

Doc Date: undated # Pages: 24  
 Name: Robyn Kono First Circuit  
 Doc. Description: NON-EXCLUSIVE LEASE OF  
 EASEMENT  
Robyn Kono MAR 12 2012  
 Signature Date  
 NOTARY CERTIFICATION  
 [Affix Seal]

Robyn Kono  
 Type or Print Name: Robyn Kono  
 Notary Public, State of Hawaii

My commission expires: 11/13/15

[Affix Seal]





## EXHIBIT "A"

### Utility Easements, Sand Island Industrial Park Subdivision

**1. In favor of Hawaiian Electric Company, Inc. only, for transformer and switchgear vault sites, pull boxes, handholes and underground wire lines within:**

Easement No.	Area in Sq. Ft.	Affecting Lot(s)	Map	TMK(s) (Oahu)	Comments
2	44	1	File Plan 2102	1-5-041:253	
3	380	1, 6	File Plan 2102	1-5-041:253 & 080	
24	376	42	File Plan 2102	1-5-041:171	
54	371	97	File Plan 2102	1-5-041:107	
15-A	234	24	Survey Map dated November 2, 1993 by Ronald Casuga, Licensed Surveyor (Lot 24 as shown on File Plan 2102)	1-5-041:121	See Exhibit "B"
15-C	42	24	Survey Map dated November 2, 1993 by Ronald Casuga, Licensed Surveyor (Lot 24 as shown on File Plan 2102)	1-5-041:121	See Exhibit "B"

**2. In favor of the Lessee, for pull boxes, handholes and underground wire lines within:**

Easement No.	Area in Sq. Ft.	Affecting Lot(s)	Map	TMK(s) (Oahu)	Comments
1	35	1	File Plan 2102	1-5-041:253	
4	110	7, 8	File Plan 2102	1-5-041:014 & 259	
5	172	9, 10	File Plan 2102	1-5-041:280 & 264	
6	74	10	File Plan 2102	1-5-041:264	
7	109	11, 12	File Plan 2102	1-5-041:065 & 037	
8	105	12	File Plan 2102	1-5-041:037	
9	110	13	File Plan 2102	1-5-041:031	
10	244	19, 20	File Plan 2102	1-5-041:300 & 101	
11	173	21, 22	File Plan 2102	1-5-041:017 & 064	
12	64	22, 23	File Plan 2102	1-5-041:064 & 061	
13	134	23	File Plan 2102	1-5-041:061	
18	54	26	File Plan 2102	1-5-041:133	
20	175	33, 34	File Plan 2102	1-5-041:096 & 287	
21	80	35	File Plan 2102	1-5-041:162	
23	177	37	File Plan 2102	1-5-041:174	
25	144	42, 43	File Plan 2102	1-5-041:171 & 100	
28	50	47	File Plan 2102	1-5-041:026	
29	156	47, 48	File Plan 2102	1-5-041:026 & 094	
30	121	49	File Plan 2102	1-5-041:192	
31	70	49	File Plan 2102	1-5-041:192	
32	60	50	File Plan 2102	1-5-041:248	
33	120	50, 51	File Plan 2102	1-5-041:248 & 027	
34	25	51	File Plan 2102	1-5-041:027	

Easement No.	Area in Sq. Ft.	Affecting Lot(s)	Map	TMK(s) (Oahu)	Comments
35	60	51, 52	File Plan 2102	1-5-041:027 & 119	
41	28	68	File Plan 2102	1-5-041:252	
44	174	73-A	File Plan 2102 (Lot 73-A as shown on survey map dated March 10, 1994 by Ronald Casuga, Licensed Surveyor)	1-5-041:303	
45	38	87	File Plan 2102	1-5-041:277	
48	25	90	File Plan 2102	1-5-041:275	
49	37	94, 95	File Plan 2102	1-5-041:272 & 178	
52	112	95, 96	File Plan 2102	1-5-041:178 & 315	
53	107	97	File Plan 2102	1-5-041:107	
56	107	99-A, 100	File Plan 2102 (Lot 99-A as shown on survey map dated March 14, 1994 by Ronald Casuga, Licensed Surveyor)	1-5-041:326 & 153	
57	110	101, 102	File Plan 2102	1-5-041:066 & 157	
62	42	108	File Plan 2102	1-5-041:274	
68	187	113	File Plan 2102	1-5-041:077	
1	25	36	Survey Map dated August 20, 1993 by Wayne M. Teruya, Licensed Surveyor (Lot 36 as shown on File Plan 2102)	1-5-041:310	See Exhibit "B"
15-B	60	24	Survey Map dated November 2, 1993 by Ronald Casuga, Licensed Surveyor (Lot 24 as shown on File Plan 2102)	1-5-041:121	See Exhibit "B"
1-A	120	72-A, 73-A	Survey Map dated March 10, 1994 by Ronald Casuga, Licensed Surveyor	1-5-041:342 & 303	See Exhibit "B"
103-C	45	95	Survey Description dated June 1, 1995 by Ronald Casuga, Licensed Surveyor (Lot 95 as shown on File Plan 2102)	1-5-041:178	See Exhibit "B"
55-A	148	98-A	Survey Map dated March 14, 1994 by Ronald Casuga, Licensed Surveyor	1-5-041:034	See Exhibit "B"
67-A	43	113	Survey Description dated April 7, 1995 by Ronald Casuga, Licensed Surveyor (Lot 113 as shown on File Plan 2102)	1-5-041:077	See Exhibit "B"

<b>Easement No.</b>	<b>Area in Sq. Ft.</b>	<b>Affecting Lot(s)</b>	<b>Map</b>	<b>TMK(s) (Oahu)</b>	<b>Comments</b>
67-B	1,329	113	Survey Description dated April 7, 1995 by Ronald Casuga, Licensed Surveyor (Lot 113 as shown on File Plan 2102)	1-5-041:077	See Exhibit "B"
<b>3. In favor of the Lessee, for guy wires and anchors within:</b>					
<b>Easement No.</b>	<b>Area in Sq. Ft.</b>	<b>Affecting Lot(s)</b>	<b>Map</b>	<b>TMK(s) (Oahu)</b>	<b>Comments</b>
60	105	105	File Plan 2102	1-5-041:261	
61	90	107	File Plan 2102	1-5-041:341	
69	75	113	File Plan 2102	1-5-041:077	

EASEMENT 15-A  
FOR  
ELECTRICAL PURPOSES  
AFFECTING LOT 24 OF SAND ISLAND INDUSTRIAL PARK SUBDIVISION  
(FILE PLAN 2102)

LAND SITUATED ON THE WEST SIDE OF ULUPONO STREET,  
LOT 121 OF SAND ISLAND INDUSTRIAL PARK SUBDIVISION  
(FILE PLAN 2102)

AT KAHOLALOA, SAND ISLAND, HONOLULU, OAHU, HAWAII

Being portion of Presidential Executive Order No. 10,883,  
dated August 20, 1959

Being also portion of Lot 24 of Sand Island Industrial Park Subdivision  
(File Plan 2102)

Beginning at the Northeast corner of this piece or parcel  
of land, being also the common corner of Lots 24 and 26 of Sand  
Island Industrial Park Subdivision (File Plan 2102), the coordinates  
of which referred to Government Survey Triangulation Station "U.S.E.  
NORTH BASE" being 505.69 feet North and 764.69 feet West, and  
running by azimuths measured clockwise from True South:

1. Along the West side of Ulupono Street, Lot 121 of Sand Island  
Industrial Park Subdivision  
(File Plan 2102), on a curve  
to the left with a radius  
of 408.00 feet, the chord  
azimuth and distance being:  
15° 04' 13" 4.64 feet;
2. 14° 44' 40" 13.36 feet along the West side of  
Ulupono Street, Lot 121 of  
Sand Island Industrial Park  
Subdivision (File Plan 2102);

**EXHIBIT B** -1-

- |    |                          |   |
|----|--------------------------|---|
| 3. | 104 <sup>0</sup> 44' 40" | 9.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);  |
| 4. | 194 <sup>0</sup> 44' 40" | 6.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);  |
| 5. | 104 <sup>0</sup> 44' 40" | 6.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);  |
| 6. | 194 <sup>0</sup> 44' 40" | 12.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);   |
| 7. | 284 <sup>0</sup> 44' 40" | 15.03 feet along Lot 26 of Sand Island Industrial Park Subdivision (File Plan 2102), to the point of beginning and containing an area of 234 Square Feet. |

**EXHIBIT B** -2-

EASEMENT 15-C

FOR

ELECTRICAL TRANSFORMER PAD PURPOSES

AFFECTING LOT 24 OF SAND ISLAND INDUSTRIAL PARK SUBDIVISION

(FILE PLAN 2102)

LAND SITUATED ON THE WEST SIDE OF ULUPONO STREET,  
LOT 121 OF SAND ISLAND INDUSTRIAL PARK SUBDIVISION

(FILE PLAN 2102)

AT KAHOLALOA, SAND ISLAND, HONOLULU, OAHU, HAWAII

Being portion of Presidential Executive Order No. 10,883,

dated August 20, 1959

Being also portion of Lot 24 of Sand Island Industrial Park Subdivision

(File Plan 2102)

Beginning at the Southeast corner of this piece or parcel of land, on the West side of Ulupono Street, Lot 121 of Sand Island Industrial Park Subdivision (File Plan 2102), the coordinates of which referred to Government Survey Triangulation Station "U.S.E. NORTH BASE" being 398.48 feet North and 792.93 feet West, and running by azimuths measured clockwise from True South:

1.  $104^{\circ} 44' 40''$  7.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);
2.  $194^{\circ} 44' 40''$  6.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);

**EXHIBIT B** -5-

3.  $284^{\circ} 44' 40''$

7.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);

4.  $14^{\circ} 44' 40''$

6.00 feet along the West side of Ulupono Street, Lot 121 of Sand Island Industrial Park Subdivision (File Plan 2102), to the point of beginning and containing an area of 42 Square Feet.

**EXHIBIT B** -6-

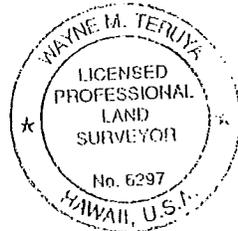
EASEMENT 1  
FOR ELECTRICAL PURPOSES

LAND SITUATED AT KAHOLALOA, SAND ISLAND, HONOLULU, OAHU, HAWAII

Being portion of Lot 36  
OF SAND ISLAND INDUSTRIAL PARK SUBDIVISION  
(F. P. 2102)

Beginning at the Southwest corner of this easement, on the North side of Lot 118 (Roadway), the coordinates of said point of beginning referred to Government Survey Triangulation Station "U.S.E. NORTH BASE" being 49.69 feet South and 461.98 feet West, and running by azimuths measured clockwise from True South:

1. 194° 44' 40"                      2.00 feet along remainder of Lot 36, SAND ISLAND INDUSTRIAL PARK SUBDIVISION (F. P. 2106);
2. 284° 44' 40"                      12.32 feet along remainder of Lot 36, SAND ISLAND INDUSTRIAL PARK SUBDIVISION (F. P. 2106);
3. 14° 44' 40"                        2.00 feet along remainder of Lot 36, SAND ISLAND INDUSTRIAL PARK SUBDIVISION (F. P. 2106);
4. 104° 44' 40"                      12.32 feet along the Northeast side of Lot 118 (Roadway), to the point of beginning and containing an area of 25 Square Feet.



COMMUNITY PLANNING, INC.

By Wayne M. Teruya  
Wayne M. Teruya  
Licensed Professional Land  
Surveyor  
Certificate Number 6297

745 Fort St.  
Honolulu, HI  
August 20, 1993

**EXHIBIT B**

EASEMENT 15-B

FOR

ELECTRICAL PURPOSES

AFFECTING LOT 24 OF SAND ISLAND INDUSTRIAL PARK SUBDIVISION

(FILE PLAN 2102)

LAND SITUATED ON THE WEST SIDE OF ULUPONO STREET,

LOT 121 OF SAND ISLAND INDUSTRIAL PARK SUBDIVISION

(FILE PLAN 2102)

AT KAHOLALOA, SAND ISLAND, HONOLULU, OAHU, HAWAII

Being portion of Presidential Executive Order No. 10,883,

dated August 20, 1959

Being also portion of Lot 24 of Sand Island Industrial Park Subdivision

(File Plan 2102)

Beginning at the Northeast corner of this piece or parcel of land, on the West side of Ulupono Street, Lot 121 of Sand Island Industrial Park Subdivision (File Plan 2102), the coordinates of which referred to Government Survey Triangulation Station "U.S.E. NORTH BASE" being 450.86 feet North and 779.15 feet West, and running by azimuths measured clockwise from True South:

1.  $14^{\circ} 44' 40''$  30.00 feet along the West side of Ulupono Street, Lot 121 of Sand Island Industrial Park Subdivision (File Plan 2102);
2.  $104^{\circ} 44' 40''$  2.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);
3.  $194^{\circ} 44' 40''$  30.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102);

**EXHIBIT B** -3-

4.  $284^{\circ} 44' 40''$

2.00 feet along remainder of Lot 24 of Sand Island Industrial Park Subdivision (File Plan 2102), to the point of beginning and containing an area of 60 Square Feet.

**EXHIBIT B**

-4-

EASEMENT 1-A FOR  
ELECTRICAL PURPOSES AFFECTING  
LOTS 72-A AND 73-A

LAND SITUATED ON THE NORTH SIDE OF LOT 123 OF  
SAND ISLAND INDUSTRIAL PARK SUBDIVISION,  
FILE PLAN 2102

Being portion of  
Presidential Executive Order No. 10883  
dated August 20, 1959  
Being also portions of Lots 72 and 73 of  
Sand Island Industrial Park Subdivision,  
File Plan 2102  
At Kaholaloe, Sand Island, Honolulu, Oahu, Hawaii

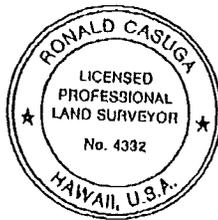
Beginning at the Southeast corner of this piece or parcel of land, on the North side of Lot 123 of Sand Island Industrial Park Subdivision, File Plan 2102, the coordinates of which referred to Government Survey Triangulation Station "U. S. E. NORTH BASE" being 374.62 feet South and 618.27 feet West and running by azimuths measured clockwise from True South:

- |    |              |            |   |
|----|--------------|------------|---|
| 1. | 104° 44' 40" | 54.00 feet | along the North side of Lot 123 of Sand Island Industrial Park Subdivision, File Plan 2102; |
| 2. | 194° 44' 40" | 3.00 feet  | along remainder of Lot 72 of Sand Island Industrial Park Subdivision, File Plan 2102;       |
| 3. | 284° 44' 40" | 12.32 feet | along remainder of Lot 72 of Sand Island Industrial Park Subdivision, File Plan 2102;       |

**EXHIBIT B**

-1-

- |    |              |            |  |
|----|--------------|------------|--|
| 4. | 14° 44' 40"  | 1.00 feet  | along remainder of Lot 72 of Sand Island Industrial Park Subdivision, File Plan 2102;  |
| 5. | 284° 44' 40" | 41.68 feet | along remainders of Lots 72 and 73 of Sand Island Industrial Park Subdivision, File Plan 2102;   |
| 6. | 14° 44' 40"  | 2.00 feet  | along remainder of Lot 73 of Sand Island Industrial Park Subdivision, File Plan 2102, to the point of beginning and containing an area of 120 Square Feet. |



COMMUNITY PLANNING, INC.

By Ronald Casuga  
 Ronald Casuga  
 Licensed Professional Land Surveyor  
 Certificate Number 4332

745 Fort Street  
 Honolulu, Hawaii  
 March 2, 1994

**EXHIBIT B**

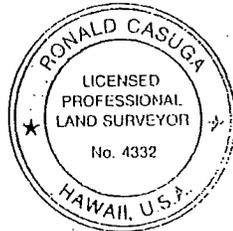
EASEMENT 103-C  
FOR ELECTRICAL PURPOSES  
IN FAVOR OF HECO, INC.

LAND SITUATED ON THE SOUTH SIDE OF HO'OKELA STREET  
AT KAHOLALOA, SAND ISLAND, HONOLULU, OAHU, HAWAII

Being portion of  
Governor's Executive Order No. 10,883, dated August 20, 1959  
Being also portion of Lot 95 of  
Sand Island Industrial Park Subdivision (File Plan 2102)

Beginning at the Northeast corner of this parcel of land, on the South side of Ho'okela Street, the coordinates of which referred to Government Survey Triangulation Station "U. S. E. NORTH BASE," being 811.47 feet North and 2367.99 feet West and running by azimuths measured clockwise from True South:

1. 41° 51' 30" 3.64 feet along remainder of Lot 95 of Sand Island Industrial Park Subdivision (File Plan 2102);
2. 131° 51' 31" 13.48 feet along remainder of Lot 95 of Sand Island Industrial Park Subdivision (File Plan 2102);
3. 221° 51' 30" 3.64 feet along remainder of Lot 95 of Sand Island Industrial Park Subdivision (File Plan 2102);
4. Thence along the South side of Ho'okela Street, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being: 311° 51' 31" 13.48 feet to the point of beginning and containing an area of 45 Square Feet.



745 Fort Street  
Honolulu, Hawaii  
June 1, 1995

COMMUNITY PLANNING, INC.

By Ronald Casuga  
Ronald Casuga  
Licensed Professional Land Surveyor  
Certificate Number 4332

**EXHIBIT B**

EASEMENT 55-A FOR  
ELECTRICAL PURPOSES AFFECTING  
LOT 98-A

LAND SITUATED ON THE SOUTH SIDE OF LOT 117 OF  
SAND ISLAND INDUSTRIAL PARK SUBDIVISION,  
FILE PLAN 2102

Being portion of  
Presidential Executive Order No. 10883  
dated August 20, 1959  
Being also portion of Lot 98 OF  
Sand Island Industrial Park Subdivision,  
File Plan 2102  
At Kaholaloa, Sand Island, Honolulu, Oahu, Hawaii

Beginning at the Northerly side of this piece or parcel of land, on the South side of Lot 117 of Sand Island Industrial Park Subdivision, File Plan 2102, the coordinates of which referred to Government Survey Triangulation Station "U. S. E. NORTH BASE" being 679.39 feet North and 1785.03 feet West and running by azimuths measured clockwise from True South:

1. Along Lot 117 of Sand Island Industrial Park Subdivision, File Plan 2102, on a curve to the right with a radius of 30.00 feet, the chord azimuth and distance being:  
295° 07' 11" 10.95 feet;
2. 104° 36' 22.16 feet along remainder of Lot 98 of Sand Island Industrial Park Subdivision, File Plan 2102;
3. 14° 36" 1.00 feet along remainder of Lot 98 of Sand Island Industrial Park Subdivision, File Plan 2102;

**EXHIBIT B** -1-

- |    |          |            |  |
|----|----------|------------|--|
| 4. | 104° 36' | 12.32 feet | along remainder of Lot 98 of Sand Island Industrial Park Subdivision, File Plan 2102;  |
| 5. | 194° 36' | 1.00 feet  | along remainder of Lot 98 of Sand Island Industrial Park Subdivision, File Plan 2102;  |
| 6. | 104° 36' | 36.96 feet | along remainder of Lot 98 of Sand Island Industrial Park Subdivision, File Plan 2102;  |
| 7. | 194° 36' | 2.00 feet  | along remainder of Lot 98 of Sand Island Industrial Park Subdivision, File Plan 2102;  |
| 8. | 284° 36' | 60.67 feet | along Lot 117 of Sand Island Industrial Park Subdivision, File Plan 2102, to the point of beginning and containing an area of 148 Square Feet. |



745 Fort Street  
 Honolulu, Hawaii  
 March 14, 1994

COMMUNITY PLANNING, INC.

By Ronald Casuga  
 Ronald Casuga  
 Licensed Professional Land Surveyor  
 Certificate Number 4332

**EXHIBIT B**

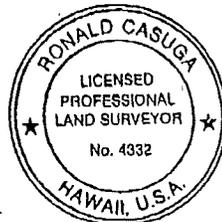
EASEMENT 67-A  
FOR ELECTRICAL PURPOSES  
AFFECTING LOT 113 OF  
SAND ISLAND INDUSTRIAL PARK SUBDIVISION (FILE PLAN 2102)

LAND SITUATE AT KAHOLALOA, SAND ISLAND, HONOLULU, OAHU, HAWAII

Being portion of  
Presidential Executive Order No. 10,883, dated August 20, 1959  
Being also portion of Lot 113 of  
Sand Island Industrial Park Subdivision (File Plan 2102)

Beginning at the West corner of this parcel of land, on the Easterly side of Lot 115 of Sand Island Industrial Park Subdivision (File Plan 2102), the coordinates of which referred to Government Survey Triangulation Station "U. S. E. NORTH BASE" being 1166.32 feet North and 1780.08 feet West and running by azimuths measured clockwise from True South:

1. 225° 55' 29" 3.39 feet along remainder of Lot 113 of Sand Island Industrial Park Subdivision (File Plan 2102);
2. 316° 32' 32" 13.59 feet along remainder of Lot 113 of Sand Island Industrial Park Subdivision (File Plan 2102);
3. 45° 55' 29" 3.80 feet along remainder of Lot 113 of Sand Island Industrial Park Subdivision (File Plan 2102);
4. Thence along Lot 115 of Sand Island Industrial Park Subdivision (File Plan 2102), on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being: 137° 25' 52" 13.59 feet to the point of beginning and containing an area of 43 Square Feet.



745 Fort Street  
Honolulu, Hawaii  
April 7, 1995

COMMUNITY PLANNING, INC.

By Ronald Casuga  
Ronald Casuga  
Licensed Professional Land Surveyor  
Certificate Number 4332

**EXHIBIT B**

EASEMENT 67-B  
FOR TELEPHONE AND ELECTRICAL PURPOSES  
AFFECTING LOT 113 OF  
SAND ISLAND INDUSTRIAL PARK SUBDIVISION (FILE PLAN 2102)

LAND SITUATE AT KAHOLALOA, SAND ISLAND, HONOLULU, OAHU, HAWAII

Being portion of  
Presidential Executive Order No. 10,883,  
dated August 20, 1959  
Being also portion of Lot 113 of  
Sand Island Industrial Park Subdivision (File Plan 2102)

Beginning at the East corner of this parcel of land, on the North side of Lot 114 of Sand Island Industrial Park Subdivision (File Plan 2102), Sand Island Parkway, the coordinates of which referred to Government Survey Triangulation Station "U. S. E. NORTH BASE" being 1029.45 feet North and 1252.72 feet West and running by azimuths measured clockwise from True South:

1. Along Lot 114 of Sand Island Industrial Park Subdivision (File Plan 2102), Sand Island Parkway, on a curve to the left with a radius of 410.00 feet, the chord azimuth and distance being:  
111° 56' 16" 149.96 feet;
2. 212° 28' 30" 27.42 feet along remainder of Lot 113 of Sand Island Industrial Park Subdivision (File Plan 2102);
3. 302° 28' 30" 147.43 feet along government land (United States Coast Guard site) to the point of beginning and containing an area of 1329 Square Feet.



745 Fort Street  
Honolulu, Hawaii  
April 7, 1995

COMMUNITY PLANNING, INC.

By: Ronald Casuga  
Ronald Casuga  
Licensed Professional Land Surveyor  
Certificate Number 4332

**EXHIBIT B**